



Town of Woodbury Zoning Commission

281 Main Street South
Woodbury, CT 06798
203.263.3467 ▪ www.woodburyct.org

REGULAR MEETING AGENDA REVISED

Tuesday, April 12, 2022 – 7:00 PM

Senior Community Center

265 Main Street South, Woodbury, CT 06798

Masks Optional for Vaccinated Persons
Required for Non-Vaccinated Persons
Phone-In Option (203) 847-9302
Pin # 134679

OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates
- Conflict of Interest Reminder (CGS §8-11 & Woodbury Town Charter Section 901)

EXECUTIVE SESSION

- Call for executive session pursuant to CGS §1-200(6) to discuss a legal matter, inviting the Town Attorney and Town Planner.

PUBLIC HEARINGS

- **22-ZC-0004 / 224 Main Street South / Map 104, Lot 19 / MSD District / Gina Baumann-Jacobs**
Special Permit and Site plan application per Zoning §5.1 for the conversion of existing commercial office space to primarily a single-family residential dwelling (2,000 sf) with retention of a separate 400 sf office.

NEW APPLICATIONS

- None

ENFORCEMENT

- **21-ENF-0008 – Beyer / 46 Leavenworth Road / Map 70, Lot 48-12 / OS-100**
Unauthorized construction of pavilion structure over existing septic system. (NPV sent 10/27/21)
Received Health Approval – Pending construction of new septic system
- **21-ENF-0009 – Eren / 437 Sherman Hill Road / Map 4, Lot 8A / OS-100**
Unauthorized site development activities, including excavation; and unauthorized structures.
(NPV sent 12/07/21) *Pending receipt of application to Zoning Commission*
- **22-ENF-0001 – Chris Teixeira / 466 Flanders Road / Map 94, Lot 16-A / OS-100**
Unauthorized land filling; and unauthorized parking and storage of commercial vehicle. (NPV sent 12/28/21) - *Pending separate enforcement action by Inland Wetlands*

DELIBERATIONS / DETERMINATIONS

- **21-ZC-2120 – CT Clinical Services, Inc., Turnbridge / 15 Woodside Circle / Map 56, Lot 16-3**
D by 04/14/22
- **21-ZC-2121 – CT Clinical Services, Inc., Turnbridge / 640 Washington Road / Map 56, Lot 16D-2**
D by 04/14/22
- **Select Items from this Agenda** – As Determined Ready by the Commission

MEETING MINUTES

- 03/22/22

OTHER BUSINESS

PRIVILEGE OF THE FLOOR

CORRESPONDENCE

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT
This 11th day of April 2022
at 10:15 o'clock A.M
Maria M Mancini
Town Clerk